

Naples City Planning & Zoning Commission
Members List
1992

CHAIRMAN: Joseph Shaffer 789-1278 Jan 1996
888 E 2850 S

VICE CHAIRMAN: Lydia Anders 789-2309 Jan 1993
2972 S 1500 E

MEMBERS: Susan Dart 789-1060 Jan 1993
2350 E 1500 S

Lance Anderson 789-1702 Jan 1995
1613 E 2250 S

Garrett Eckerdt 781-0156 Jan 1996
2554 S 500 E

Russell Carter 789-9130 Jan 1995
983 E 2910 S

ALTERNATE: Mark Muth 789-8416 Jan 1996
1690 E 1700 S

Allen Calder 789-2857 Jan 1995
1629 E 2250 S

COUNCIL REPRESENTATIVE: Everett Coon 789-8908 Jan 1993
1834 S 1500 E

REPLACEMENT OF THE FOLLOWING MEMBERS:

Randy Anderson
Ron Barrett
Shane Mayberry

The City is very grateful for the hours these Volunteers have given for the advancement of the public's interest. "People Serving People"

NAPLES PLANNING & ZONING COMMISSION

MINUTES

JANUARY 30, 1992

COMMISSION PRESENT: Chairman Joseph Shaffer, Lance Anderson, Shane Mayberry

COMMISSION ABSENT: Ron Barrett, Garrett Eckerdt, Susan Dart, Lydia Anders

COUNCIL REPRESENTATIVE: Everett Coon -- present

OTHERS PRESENT: Mayor Leonard Heeny, JoAnn Cowan, Jim Abeggian, Shane McAfee, Kent McCurdy, Gary (Red) Hatch, Lorna Mayberry, Bill Mayberry, Erin Mayberry, Craig Blunt, Bret Stringham

The meeting was called to order at 6:40 pm by Chairman Joseph Shaffer, Chairman introduced the Commission to those present.

First item on the agenda:

Approval of October 9, 1991 Minutes; minutes were read aloud by Chairman Shaffer. Lance Anderson moved the Commission to approve the minutes of October 9, 1991, Everett Coon seconded. The motion passed all saying aye.

Shane Mayberry:

Before we start discussion on the site plan, I need again to tell all those present that I have property adjacent to this development. This development will impact my property and I will be bias in my concerns pertaining to this project.

Dinaland Golf Course Site Plan Proposal on Existing 9 Holes Acreage;

Shane McAfee introduced to the Commission the Golf Course Committee. Shane laid out the site plan proposal:

1. Dimensions - The finished golf course will be approximately 150 acres. The address will be 2000 East 500 South in Naples.
2. Buildings and Structures - Pro-shop/club house, parking lot, service parking, cart parking.
3. Off street parking and storm water

4. Points of entry and traffic circulation -- Same location, just widen approach.
5. Walls and fences -- Will maintain current 6' chain link fence along 2000 East. Only walls will be retaining walls on East side of Pro-shop.
6. Height of buildings -- Proposed pro-shop will be a two level building, however the bottom level will be a walk in basement from the East side. The top level from the road and parking lot side will be single story.
7. Proposed use of buildings -- The club house will include a pro-shop, snack bar, office, storage rooms, locker area, rest rooms, and cart storage. The existing pro-shop and cart storage buildings will become equipment and maintenance building.
8. Exterior lights -- There currently is a street light on the corner of 500 South and 2000 East. One more security light is proposed on the South East side of the pro-shop to help illuminate the East side of the pro-shop and the North end of the parking lot.
9. Utilities -- Water lines and power run on the East side of the street. Sewer will be run through a septic tank system. See site plan.
10. Exterior signs -- A sign is planned for the entrance to the golf course. This will be set back from the road and not interfere with the vision of drivers as they attempt to leave the golf course. The height of the sign will not exceed five feet (5'). See site plan. On 500 South two brown recreation golf signs with arrows will be placed so the golfers know they are headed in the right direction.
11. Landscaping -- Landscaping is shown on the site plan drawing. The majority of the entire project is landscaping including shrubbery, irrigation system, and turf grass.

Parking:

Question from Commission:

Parking for tournaments eighty four (84) parking spaces will not be adequate, there will be no on street parking, all parking is to be on the development. Parking lots and club house need to be well lighted. Show it on site plan.

Shane McAffee:

Our goal is to double the rounds per year, that would be sixty thousand (60,000) rounds. The eighty four (84) parking spaces by the club house will handle average day rounds of golfers, overflow parking will be on the hill where the existing parking is.

Question from Commission:

Where does the County Club and it's parking fit in relationship to this proposal?

The Commission was shown where the existing parking is at Country Club and the overflow would go onto the old driving range.

Discussion followed on club house and eighty four (84) parking lot location. Kent McCurdy went over the reasons for having the club house at the location chosen:

1. The course should begin and end at the club house.
2. From the club house location the manager could view the entire course.
3. Manager must be able to see Hole 9, which helps scheduling or starting the rounds. Manager then has control on peak periods and tournaments in moving the rounds along.

Discussion followed on alternate site locations for the club house and parking lot.

Golf Course Curve:

Shane McAffee Discussed the curve 500 South 2000 East. Vernal City Engineer gave three (3) possible solutions to traffic flow and safety.

The golf course committee chose alternative 1 "Do Nothing" and alternative 3 "Highway marking and signing".

Discussion followed:

A bandaide approach is not giving the public the degree of general welfare or promoting the health and safety they expect.

The Vernal City evaluation of the roadway curvature raised a few questions.

Study Justification.

"The vast majority of traffic through this area is local traffic with a knowledge of the situation". "The sense of additional room on the inside of the curve". These justifications do not alleviate the developments impact on existing traffic flow conditions.

Further discussion followed:

The commission and golf course committee decided to have a neutral study done. This study would include the curve and ingress and egress moving it further to the South to allow for better sight distance. Craig was asked to put together a list of Engineers to choose from to do the study.

Discussion followed on who was to pay for the study. splitting cost or the golf course developers to be responsible for improvements.

Multiple use of Golf Course:

Shane McAfee would like to see the development used year round, cross country skiing, sledding and tubing were discussed.

Undeveloped Acreage:

Commission asked what are the future plans of the acreage to the North and East?

Shane McAfee:

The acreage North and East might be leased or put up for sale, there has been no plans as of yet on what to do with it.

Parking Lot:

The commission asked the public present if they had any comments concerning what has been shown here tonight.

Bill Mayberry:

There are five (5) homes facing East looking over the golf course. I do not want the parking lot there in front of my home, "no way".

Lorna Mayberry:

My house has eight (8) large picture windows facing the golf course that I look out of, I do not want the head lights flashing into my home from the parking lot, all day long hearing doors slamming, the vulgarity and the view of car top. I was told by Kent McCurdy that seventy percent (70%) of the golfers walk. Why not put the parking lot on the hill and let the golfers walk to the club house?

Kent McCurdy:

It is more like fifty percent (50%) use golf carts, fifty percent (50%) walk.

JoAnn Cowan:

I do not know a business that does not provide parking for it's customers. I know that neighbors next to business are not always happy with the total project. Everyone who lives next to recreation have the frustrations that go with it.

Shane Mayberry:

Compromise is needed, the best scenarios need to be discussed and a settlement in which both can make concessions.

Discussion followed on parking lot alternatives.

JoAnn Cowan:

We have submitted our proposal to you all we can do is have the commission give their recommendations. We have spent all our Engineering funds, we do not have the funds to redesign the golf course.

Question: Where are these Engineer drawings or working drawings?

Shane Mayberry:

We are discussing alternatives to the parking lot. Concessions can be made.

Jim Abegglen:

We need a minimum of forty (40) parking spaces. Convenience is very important for golfers and to have this golf course succeed.

Further discussion followed:

Some alternatives were drafted concerning the parking lot. Jim Abegglen will take them to the architect.

Commission:

Make sure the site plan requirement list is given to the architect and emphasis given that these requirements are to be on the site plan. Please include garbage pick up area.

An agreeable compromise was made between the adjacent property owners and the golf course representatives. The golf course representatives will come back with a revised site plan.

Commission:

It was moved by Everett Coon that a second engineering study of 500 South 2000 East curve be made which would include the egress and ingress to the golf course, moving the egress and ingress further to the South for better sight distance. The second was made by lance Anderson, the vote was as follows:

Everett Coon aye
Lance Anderson aye
Joseph Shaffer no
Shane Mayberry abstain

Having no further matters before the Commission it was moved by Shane Mayberry to adjourn. Time 9:20 pm. Lance Anderson seconded the motion which passed all voting in favor.

CHAIRMAN

ATTEST:

Craig Blunt
Zoning Administrator

PLANNING AND ZONING MEMBERS

DATE: 1/14/92

FROM: Craig Blunt

The Planning and Zoning meeting has not been held due to lack of business.

UPDATE ON GOLF COURSE PROJECT: The City of Vernal will be meeting with Uintah County to go over the plans that have been completed on 1/17/92.

If the County and Vernal approve the site plans, they will submit them to Naples Planning and Zoning for review. So there could be a meeting called in January.

Just forget about "NEW YEAR'S RESOLUTIONS!"

Just for today, eat the right food

Just for today, go for a brisk walk

Just for today, make time to be alone

Just for today, wear your seat belt

Just for today, exercise your sense of humor

Just for today, take care of yourself

"YOU WILL NEVER AMOUNT TO MUCH."

A Munich Schoolmaster to Albert Einstein, age 10

NAPLES PLANNING & ZONING COMMISSION
MINUTES
FEBRUARY 13, 1992

Due to the lack of a quorum the regular scheduled meeting of the Naples Planning & Zoning Commission was cancelled. Next scheduled meeting March 17, 1992.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
MARCH 17, 1992

COMMISSION PRESENT:

Chairman Joseph Shaffer, Lance Anderson, Ron Barrett, Garrett Eckerdt, Susan Dart, Lydia Anders

COUNCIL REPRESENTATIVE:

Everett Coon -- present

OTHERS PRESENT:

Scott Monsen, Charlene McBride, Rusty McBride, Houtz Steenburg, Jill Steenburg, Lisa Monsen, Betty Murray, Bill Murray, Dick Marrow, Sandy Marrow, Bruce Bodkins, Lamar Hawkins, Virginia Garner, Ed Gudac, Gary Hatch, Lola Anderson, Dalaris Ralfe, Diana McCurdy, Erin Mayberry, JoAnn Cowan, Allen Mashlure, Bruce Cook, Kent McCurdy, Jame Nazdan, Gary Howley, Sue Howley, Jim Abegglen, Lorna Mayberry, Bill Mayberry, Craig Blunt, Mayor Leonard Heeny

The meeting was called to order at 7:05 pm by Chairman Joseph Shaffer. Chairman introduced the Commission to those present and welcomed those in attendance.

FIRST ITEM ON THE AGENDA:

Approval of January 30, 1992 minutes. Susan Dart moved the Commission to approve the minutes of January 30, 1992 as corrected. Garrett Eckerdt seconded, the motion passes all saying aye.

SECOND ITEM ON THE AGENDA:

Dinaland Golf Course Preliminary Site Plan Review.

Jim Abegglen and Mayor Heeny presented the revised site plan to the Commission for review. Jim explained that they had met with the Mayberry's and worked up a compromise that would benefit the Golf Course and keep some of the things Mayberry's need, view, green area, traffic. We physically walked the Course adjacent to 2000 East. The second crab tree from South to North was the stopping point for the lower parking. Further discussion followed addressing the Site plan. Jim then proposed the following:

PAGE 2
MARCH 17, 1992

1. Buffer Zone 10' feet wide thick with shrub type plants to block the view of the parking, be left where the fence is now. We do not want to move it to the outside of the easement. Runs full length of parking lot.
2. Move parking up against Buffer Zone.
3. Parking spaces are not put on the site plan because of ADA Codes that will change the sizes.
4. Clean up curve for sight distance, or line of sight around curve. Lower the earth bank on the South, re-sod the bank if the owners will allow it. Raise the road or level out the dip in the curve (West side, 500 South).
5. We would like only one egress and ingress to the Golf Course. It would be widened to 28 feet with turn off lanes and exit lanes leading in and onto 2000 East.

Discussion followed on providing a second egress and ingress placed at the curve on 500 South section line to prevent over crowding of the lane and to lessen congestion on the street moving traffic in and out of the Golf Course. to provide service entrance to the Pro Shop for goods, services etc... rather than traveling through the parking lot.

Discussion followed on parking lot. Parking lot ended South at the second crab tree and extended East to the cart path, view for Mayberry's will be left South of the second crab tree, No buffer or parking in that area or obstructions. Parking first would be leveled at its lowest point about 6 feet below 2000 East. The buffer would be between the parking lot and 2000 East. Could grow as high as 10 feet.

Shane Mayberry questioned the buffer being placed in the City easement. If the right of way is expanded due to traffic demand. Will that green belt, buffer, noise barrier or visual barrier remain there?

Mayor Heeney: The only reason is that I do not know of any streets that use up the whole easement unless there is parking on both sides. There will not be any parking allowed. So we will not need that much street width. If we had to move the buffer, we would at our expense.

Further discussion followed on parking lot and buffer.

PAGE 3
MARCH 17, 1992

Chairman Schaffer asked if any of the public had any questions pertaining to the project.

Commissioner asked Kent McCurdy if this plan would work. Kent McCurdy said, it is as workable as any of the others only with out the second egress and ingress. It's a good compromise.

The question was asked again how many cars can be parked in the lower parking lot?

Jim Abegglen: We do not know because of ADA Standards.

Mayor Heeny: 75 or so we guess.

Further discussion followed on parking lot buffer and egress ingress. One way traffic through the parking lot or two way traffic through the parking lot. Traffic flow, curve was discussed on raising the curve for better line of site and the possibility of stop signs making it an intersection.

Commission went into executive session to discuss the proposal given by the Golf Course representatives.

FOLLOWING THE EXECUTIVE SESSION:

Shane Mayberry: I do not think 4 to 5 feet of buffer will provide adequate noise abatement. Is there not someway that 10 feet of buffer be provided and be placed so that if naples ever widens the road, the buffer would not interfere with?

Joseph Shaffer asked if the Golf Course had any traffic flow information?

Mayor Heeny: We counted cars Saturday, there were a minimum of 65 cars in the parking lot, this is only a nine (9) hole Course.

Kent McCurdy: The Golf Course Association estimates 150 cars per day once it opens as a 18 hole course.

Discussion followed: Shane Mayberry one way traffic lane to or from lower parking lot and upper parking lot. It was decided that two way would be best safety wise.

Discussion followed: Parking lot height solution to 2000 East and the buffer height in hiding the parking lot.

PAGE 4
MARCH 17, 1992

Following discussion Chairman Shaffer: It is time to entertain a motion for the preliminary site plan approval.

Susan Dart moved the Commission to approve the preliminary site plan with the following additions:

1. Modified T intersection to replace the Curve. Providing an egress and ingress to the Pro Shop and lower parking lot. Traffic heading South, traffic leaving the Golf Course will be stopped at the intersection.
2. Landscaping of the corner to provide sight distance or line of sight at the corner.
3. More thorough traffic flow plan, which would include proposed parking areas, lower parking lot and upper parking lot and phase II and III parking how they will get in and out.
4. Include the eleven (11) points we had in the previous minutes, lighting of parking lots, water drainage, landscaping along 2000 East etc....
 1. Dimensions and orientation of the Golf Course.
 2. Location of Buildings and structures, both existing and proposed. Given in feet from common point, Front easement line.
 3. Location and layout of off-street parking, upper and lower. Service Facilities, garbage pickup location, storm water disposal on upper and lower parking lots.
 4. Location and size of entry and exit points, for Pro-shop, Dinaland Country Club and parking lots, upper and lower, internal vehicle circulation patterns (traffic flow), type of barrier of curb and gutter used on front property lines, parallel to 2000 East for both phases of parking upper, lower and future overflow areas.
 5. Location and design of walls, fences, barriers and indication of their height and materials of their construction.
 6. The height of existing and proposed buildings and structures.

PAGE 5
MARCH 17, 1992

7. Proposed use of the buildings as shown on the site plan.
 8. The location of exterior lighting, direction of light patterns for buildings, parking lots and egress, ingress. Security fencing gates etc... type and height.
 9. Location and height or depth of any overhead or underground power transmission lines, sewer or septic system, water and all utility easements that may affect the property.
 10. The location, size and height of any proposed exterior signs and outdoor advertising.
 11. Meaningful landscaping and open spaces adjacent to 2000 East street, width, length, height of landscaping and its plant type. this will include upper parking lot and overflow parking lot.
 12. Cart parking lots and carts travel in relation to parking lots and structures.
5. The buffer area we would like to give you an option to either move it out of the Naples easement or leave it as shown. We would like the easement to remain Naples City's to do with as the easement was made for. If it comes time to widen the road, we would like the conditional use written that you will move the buffer back at your expense.

Ron Barrett seconded the motion, the motion passes, all saying aye.

Meeting adjourned at 9:30 pm.

NAPLES PLANNING AND ZONING COMMISSION MEETING
MINUTES

MARCH 25, 1992

COMMISSION PRESENT: Chairman Joseph Shaffer, Susan Dart, Garrett Eckerdt

COMMISSION ABSENT: Lance Anderson, Ron Barrett, Lydia Anders

COUNCIL REPRESENTATIVE: Everett Coon -- present

OTHERS PRESENT: Shane Mayberry, Erin Mayberry, Lorna Mayberry,
Bill Mayberry, Jim Abegglen, JoAnn Cowen,
Shane McAfee

The meeting was called to order at 7:32 p.m. by Chairman Joseph Shaffer.

First item on the agenda:

Approval of March 17, 1992 minutes.

Tabled until next meeting, April 16, 1992.

Second item on agenda:

Dinaland Golf Course Final Site Plan review.

Jim Abegglen, JoAnn Cowen, Shane McAfee represented the development.

Chairman Shaffer addressed the proposed site plan.

The site plan did not address the curve as was asked. The intersection is not drawn in it is still a curve. The site plan did not address traffic flow, traffic flow patterns in the parking lots or show the parking lots or show the parking spaces as was asked. We need a clearer picture of what is happening here. Are you asking this Commission to approve a preliminary site plan again?

Jim Abegglen:

We met with UDOT representatives and Naples, at the Golf Course Curve and discussed options. What I received from this meeting, it was not a good idea to put stop signs on the curve to stop traffic for an entrance into the Golf Course.

Page 2

Naples City Planning & Zoning Commission Minutes
March 25, 1992

Craig Blunt:

What did UDOT say was the best way to correct the situation at 500 South 2000 East curve? To design the curve as was first proposed by Naples Engineer and the third option Vernal Engineer proposed.

Jim Abegglen:

I don't know if UDOT prioritized the options, but the second option was to clear the shrubbery and lower the ground level for site distance through the curve. The low spot in the curve would have to be raised.

As I told UDOT, that curve has been a problem curve and has been for years and by putting an entrance and exit there is adding to the problem. We feel it best to have one entrance the main entrance to the Golf Course on the hill.

Discussion followed on main entrance, making it a four (4) way and still dress up the curve, raise road, landscape etc...

Security gates at the top entrance and the lower entrance was discussed-- The golf course needs then to control vandalism.

Parking Lot Discussion:

How many spaces will there be? Golf Course used ADA as an excuse for not having any spaces drawn on the site plan.

Commission:

Just use the old parking lot standards and draw them in. This will give us the information we need.

Curve was discussed:

Everett Coon:

I talked with Mayor Kay and he did not mention the UDOT objection to an egress and ingress at the curve.

Jim Abegglen:

No, I was referring to the stop signs.

Further discussion followed on safety, stop signs, egress and ingress. Craig Blunt was asked by Jim Abegglen, what UDOT said about the stop signs on the curve?

Page 3

Naples City Planning & Zoning Commission Meeting
March 25, 1992

Craig Blunt:

First of all it will not be a curve, but an intersection. The UDOT representative did not feel comfortable stopping traffic just for an entrance and exit to the Golf Course. But when I explained the traffic impact to this area from the three studies we received from UDOT on an eighteen hole Golf Course, the traffic flow predictions would warrant stop signs. I asked UDOT if UDOT was to correct this curve, how would they do it? We would correct the design of the curve first. Then work from there. That would bring us back to the beginning, the Commission's first proposal.

Commission asked what was necessary to correct the curve? Discussion followed on passed Engineering drawings, cost requested studies on the curve property easements.

Buffer next to 2000 East was discussed.

Mayberry's wanted it ten (10) feet wide, the height would not exceed ten feet (10) high. Made up of trees and shrubbery. To provide a dense and full buffer to absorb sound. Mayberry's would make the choice of trees and shrubbery. To provide a dense and full buffer to absorb sound, of Mayberry's choice, shall not exceed 10' feet high. Discussion followed on buffer and access road to lower and upper parking lots.

Chairman Shaffer:

The commission has several directions here:

1. You can go ahead with your original charge March 17, 1992.
2. You can make modifications.
3. You can further discuss or go on home.

We need to go forward on this and finalize this project.

Mrs Lorna Mayberry:

When this started with the rezone, Vernal came to us and assured us that it would not hurt us or do one thing to us, would not be any bother to us at all. Within five (5) minutes after the zoning approval, they addressed us with a parking lot going the full length of us. Now if we agree to this site plan, Vernal City says they will give us a right

Page 4

Naples City Planning & Zoning Commission Meeting
March 25, 1992

of way, I don't know. This piece of ground Shane Mayberry owns is destroyed, it literally is destroyed from what it was. I don't care what your buffer is. A parking lot, you look down from our bedroom windows and visualize a parking lot being placed there, it will make you sick to your stomach. The buffered area is the only consideration we have received.

Commission:

What is your most important consideration?

Shane Mayberry:

If this easement agreement with Vernal is not written down before this site plan is approved, the only consideration will be this buffer. We are giving up a lot, we have received bad mouthing from Vernal City, the Golf Course Association, from people who do not know the situation. Please Commission do what you can not to pour more salt in the wound.

The Commission went into executive session to discuss the new information and site plan.

Following the executive session.

Chairman Shaffer re-opened the general session.

Our intention tonight is to give the Golf Course final approval on the site plan. Once you have the final site plan completed, Craig Blunt and I will review the site plan to check that it is complete.

The Commission reviewed the site plan and added the changes:

1. The curve be changed to an intersection, three (3) stops signs.
2. An egress and ingress be put in at the intersection to the Golf Course.
3. All signs and street marking put in place by the development.
4. The intersection be cleaned up for sight distance as required by AASHTO and MUTCD(s). which would include raising the lower section of 500 South 2000 East.

Page 5

Naples City Planning & Zoning Commission Meeting
March 25, 1992

5. Buffered area will be placed in a ten (10) foot wide planter box. illustrate on site plan. height and width of planter and its location to existing road and what it is made out of. the trees and shrubbery not less than eight (8) feet. not more than ten (10) foot. The trees and shrubbery will be thick and dense. Mayberry's will choose plants.
6. The fourteen (14) points that were required from the March 17, 1992 minutes.

Justification for Intersection -- Safety

We have an opportunity to correct an existing problem. There have been three (3) methods given:

1. To engineer and design the curve the way it should be. That is an impossibility according to the information you have given us.
2. To stop traffic, due to projected volume. to regulate and guide traffic. with stop signs.
3. To clean up curve for sight distance, place speed reduction signs and warning signs for curve. The warning signs reduction of speed signs and curve signs will not improve safety, it will not stop conflicting recognition of the situation and it will create confusion and worsen operations of traffic flow.

Chairman Shaffer called for a motion. Susan Dart moved the Commission to approve the final site plan with the following additions and changes:

1. The curve be changed to an intersection, three (3) stop signs, one at each intersection.
2. An egress and ingress be put in at the intersection to the Golf Course.
3. All signs and street markings be put in place by the development.
4. The intersection be cleaned up for sight distance as required by approved design standards. This would include the raising of 500 South as required for sight distance.

Page 6

Naples City Planning & Zoning Commission Meeting
March 25, 1992

5. Buffered area will be placed in a ten (10) foot wide planter box. Illustrate this on the site plan, height, width, location to existing road and what it is made out of. The trees and shrubbery will not be less than eight feet (8) tall and not more than ten (10) feet in height. The trees and shrubbery will be thick and dense in their placement. Mayberry's will choose plant types.
6. Parking lot level to be established at it's lowest point.
7. Low level lighting directed away from 2000 East.
8. Center strip green buffer in parking lot eight (8) to ten (10) feet high.
9. Egress and ingress lower buffer East side of landscaped area. The type of buffer to be used will be selected by Lorna Mayberry.
10. From the second tree South adjacent to 2000 East will just be landscaped green area, no buffer.
11. Any of the fourteen (14) points that were required from the March 17, 1992 minutes that have been left out.

Everett Coon seconded, the motion passed with all voting aye.

Everett Coon moved the Commission to have Chairman Shaffer and Craig Blunt review the final plan and if it has all the considerations on it to bring it before the Council and Mayor as the final approved site plan.

Garrett Eckerdt seconded, the motion pass with all voting aye.

NAPLES PLANNING & ZONING COMMISSION

MINUTES

APRIL 9, 1992

This regularly scheduled meeting of the Naples Planning & Zoning Commission was cancelled due to a lack of a full Quorum. Next regular scheduled meeting May 14, 1992.

NAPLES PLANNING & ZONING COMMISSION

MINUTES

May 14, 1992

This regularly scheduled meeting of the Naples Planning & Zoning Commission was cancelled due to a lack of a full Quorum. Next regular scheduled meeting June 11, 1992.

NAPLES PLANNING & ZONING COMMISSION

MINUTES

JUNE 11, 1992

This regularly scheduled meeting of the Naples Planning & Zoning Commission was cancelled due to a lack of a full Quorum. Next regular scheduled meeting July 9, 1992.

NAPLES PLANNING & ZONING COMMISSION

MINUTES

JULY 9, 1992

This regularly scheduled meeting of the Naples Planning & Zoning Commission was cancelled due to a lack of a full Quorum. Next regular scheduled meeting August 17, 1992.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
AUGUST 17, 1992

The regularly scheduled meeting of the Naples Planning & Zoning Commission was not called to order due to a lack of quorum.

Zoning Workshop

Commission Present: Chairman Joseph Shaffer, Lance Anderson

Commission Absent: Ron Barrett, Garrett Eckherdt, Susan Dart, Lydia Anders

Council Representative: Everett Coon, present

Others Present: Craig Blunt, David Barton

Update on Golf Course

Dinaland Golf Course purchased the Dinaland Country Club. The Country Club will be remodeled to become the Pro Shop. The Golf Course will have a new site plan for the Commission to review and approve.

The Redevelopment Agency has chosen a site located at 1500 South Highway 40 as their new project site. The name of the project is "1500 South Project."

The Agency for the September 10, 1992 meeting will have their preliminary plan ready for the Commission to review and approve.

Dave Barton "Save on Parts" presented to the Commission his proposal for an auto wrecking yard to be located at 1400 East 2000 South, the old Montgomery building, last business "Hide and Fur." The Commission would hear his proposal and review his site plan on September 10, 1992.

Craig Blunt was asked to give Dave Barton a copy of minutes and public hearing of March 8, 1990 that was held for his last proposal on the auto wrecking yard. The Commission went over the areas Mr. Barton needed to have prepared on his site plan.

The next regularly scheduled meeting is September 10, 1992.

Chairman Shaffer strongly encouraged Planning and Zoning members to attend their meetings. Without a quorum the Commission can not do business. This hinders the progress and development of our community.

NAPLES PLANNING & ZONING COMMISSION
Minutes
September 10, 1992

This regularly scheduled meeting of the Planning & Zoning Commission was called to order at 8:05 pm.

COMMISSION PRESENT: Chairman Joseph Shaffer, Lydia Anders, Lance Anderson, Garrett Eckerdt

COMMISSION ABSENT: Ron Barrett, Susan Dart

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt, Jim Abegglen, David Barton

Approval of March 25, 1992 minutes.

Lance Anderson moved the Commission to approve the minutes of March 25, 1992. Everett Coon seconded, the motion passed, all voting aye.

Approval of August 17, 1992 minutes of workshop.

Lance Anderson moved the Commission to approve the minutes of August 1992. Everett Coon seconded, the motion passed, all voting aye.

Everett Coon moved the Commission to amend the agenda and have Dave Barton/Save on Parts, moved ahead on the agenda. Lydia Anders seconded, the motion passed, all voting aye.

Dave Barton/Save on Parts site plan review.

Dave presented his proposal (see attachment).

Question: Will you have a crusher to crush cars?

Dave Barton: The company that I use would bring in a portable crusher when I have 200 cars and will not have more than 500 at a time. The crushing operation would only take place from 8 am to 7 pm.

Further discussion followed:

Everett Coon moved the Commission to call a Public Hearing for the Conditional Use permit for "Save on Parts" on September 17, 1992 at 8:00 pm. Garrett Eckerdt seconded, the motion passes, all voting aye.

Dinaland Golf Course, Site Plan Revision/Jim Abegglen

Jim Abegglen presented the revised site plan to the Commission for review.

The Pro Shop would be the Dinaland Country Club building. The structure would be remodeled. The Pro Shop on the upper level and a restaurant on the bottom floor.

The old Pro Shop would become the Golf cart storage building. The pavilions next to the old Pro Shop would be removed.

The property South of the old Pro Shop, the driving range would be sold off and developed into housing. The corner of 500 South 2000 East will be corrected as agreed upon with the first site plan approval with one exception, there will not be an access to the Golf Course at the intersection.

The Golf Course will be a multiple use recreational area, in the winter, ice skating on the holding pond will be allowed, cross country skiing and sleigh riding hill will be developed with off street parking.

The Commission asked the Golf Course committee to return to the Commission if other areas, on or not on, the site plan are to be expanded. The Golf Course committee agreed.

Further discussion followed on improvements along 2000 East and the Golf Course trees were discussed. The Arbor Association will be giving the Golf Course 250 trees a year to plant.

Garrett Eckerdt moved the Commission to approve the revised site plan with the following conditions, that trees are to be planted from the entrance to the golf Course South every twenty five (25) feet (min) apart along 2000 East. Lydia Anders seconded, the motion passed, all voting aye.

1500 South Neighborhood Development Plan and Site Plan Review

Craig Blunt presented the development plan and project site to the Commission.

The Redevelopment Agency of Naples is planning to develop 7.35 acres plus with the intent to create jobs. Discussion followed. (see attachment)

Garrett Eckerdt moved the Commission to approve the proposed redevelopment plan and site location. Lydia Anders seconded, the motion passed, all voting aye.

With no further business coming before the Planning Commission, Everett Coon moved the Commission to continue the meeting to September 17, 1992. Lance Anderson seconded, all voting aye.

The next meeting follows the Public Hearing held September 17, 1992 at 8:00 pm.

NAPLES PLANNING & ZONING COMMISSION

MINUTES

SEPTEMBER 17, 1992

This continuation of 9-10-92 Planning and Zoning Commission meeting was called to order by Chairman Joseph Shaffer, following the Public Hearing at 9:20 pm.

COMMISSION PRESENT: Joseph Shaffer, Lance Anderson,
Lydia Anders, Garrett Eckerdt

COMMISSION ABSENT: Susan Dart, Ron Barrett

COUNCIL REPRESENTATIVE: Everett Coon, Present

OTHERS PRESENT: David Barton, Craig Blunt, Orval
Stevens, Carma Stevens, Vergee Gee,
John Harrison, Helen Harrison

APPROVAL OF MINUTES: Tabled until October 8, 1992 regular meeting.

DAVID BARTON/"SAVE ON PARTS" CONDITIONAL USE PERMIT

Thirty one (31) notices were sent out to property owners. These property owners are within 1000 feet of the land to be used by "Save on Parts".

Commission reviewed the comments made by the five (5) property owners and the one letter that was sent.

Chapter 6 of the Zoning Ordinance Conditional Use. Following the discussion.

Lydia anders moved the Commission to approve a Conditional use permit for "Save on Parts". This recommendation will be given to the Mayor and City Council for final approval at their next regular meeting.

The Conditions are as follows:

1. Outside lighting is shielded
2. Bonding for cleanup of property incase site is vacated.
3. Fence minimum height 8' feet/w obscure chain link wood slats.

4. All the Commitments made in proposal are followed.
5. Crushing hours 8:00 am to 7:00 pm
6. No more than 500 cars are to be stored at the site at one time.
7. Before you can begin improvements, proper permits and approvals must be on file with the City.
 - a. EPA
 - b. Wet-lands
 - c. State Auto Salvage Yard Permits
 - d. Flood Plan Management
 - e. Air Quality
 - f. HUD Environmental Standards

Lance Anderson seconded, the motion passed, all voting aye.

The Commission recommended that David work with his neighboring property owners and those present please work with David to help solve any unforeseen problems.

With no other business coming before the Commission, Everett Coon moved the Commission to adjourn. Garrett Eckerdt seconded, the motion passed, all voting aye.

Next regular meeting will be October 8, 1992.

Naples Planning & Zoning Commission
Minutes
October 8, 1992

This regularly scheduled meeting was canceled due to lack of a quorum.

The next meeting will be held November 12, 1992. All members are invited to a Utah League of City's and Towns Land Use Training on October 22, 1992 at 5:30 p.m., location Vernal City Hall. It will last two (2) hours.

Those in attendance: Craig Blunt

Work Meeting-- Replacement Members

The following have consented to be on the Commission. I recommend that they serve on the Planning & Zoning Commission.

Allen Calder	1629 E 2250 S	Jan 1995
Jim Russell Carter	983 E 2910 S	Jan 1995
Mark Muth	1690 E 1700 S (Alternate)	Jan 1996

Work meeting closed at 9:00 pm.

NAPLES PLANNING & ZONING COMMISSION

MINUTES

November 12, 1992

This regularly scheduled meeting of the Naples Planning & Zoning Commission was cancelled due to a lack of a full Quorum. Next regular scheduled meeting December 10, 1992

NAPLES PLANNING & ZONING COMMISSION

MINUTES

DECEMBER 10, 1992

This regularly scheduled meeting of the Planning and Zoning Commission was called to order at 8:04 pm.

Commission Present: Garrett Eckerdt, Russell Carter, Mark Muth, Allan Calder

Commission Absent: Joseph Shaffer, Lydia Anders, Susan Dart, Lance Anderson

Council Representative: Everett Coon, present

Others Present: Craig Blunt, Rod Powell

Approval of Sept 10, 1992, Sept 17, 1992 minutes

Everett Coon moved Commission to approve the minutes of September 10, and September 17, 1992 minutes. Allan Calder seconded, the motion passed, all voting aye.

Welcome New Members

The Commission welcomed the new members to the Planning and Zoning Commission members as follows:

Russell Carter, Mark Muth, Allan Calder

Commercial Vehicle Parking in RA-1 Zone 02-11-013

Rod Powell 938 East 2850 South High Country Estates Subdivision submitted his request for a Conditional Use Permit to park his bobtail, 100 barrel truck on his property at 938 East 2850 South. Discussion followed.

Everett Coon moved the Commission to schedule a hearing on January 14, 1993 at 8:00 pm for his neighbors to respond to this Conditional Use Permit. Notices will be mailed to all residents within a 1000 ft. Rod Powells property. Russell Carter seconded, the motion passed all voting aye.

Training from University of Utah Center for Public
Affairs and Administration

Commission discussed the program six (6) workshops needed
to be attended to receive a Planning Certificate.

Workshops

The Planning Process
The Planning Commission
Zoning and Zoning Ordinances
The Board of Adjustment
Subdivision Development and Control
Know Your Community Maps

Craig was asked to schedule the workshops at the regular
Zoning meeting and dates and times.

No further business, Everett Coon moved the Commission to
adjourn at 9:30 pm, Allan Carter seconded, the motion
passed all voting aye.